

2022-003449

Klamath County, Oregon



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03/21/2022 01:58:09 PM

Fee: \$107.00

Reserved for Deed Records Use

Warranty Deed

RECORDING REQUESTED BY (NAME):

Ayesha F. Bowen

WHEN RECORDED MAIL TO (ADDRESS):

P.O. Box 862, Chiloquin OR. 97624

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Ayesha F. Bowen

P.O. Box 862 Chiloquin, OR. 97624

By this instrument, Andrew C. Forsman, not married, of 1405 Carlyle St, Klamath Falls, OR 97601, USA, and Maggy Mae Forsman Landrum, not married, of 6623 Bergesen Dr, Kelseyville, CA 95451, USA, (collectively the "Grantor"), releases, with general warranty covenants, unto Ayesha F. Bowen, not married, of P.O. Box 862 Chiloquin Or. 97624, and Valerie A. Bowen, not married, of P.O. Box 862 Chiloquin OR. 97624, (collectively the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

Lot 83, Block 5, Oregon Pines.

The true consideration for this conveyance is \$5,000.00, the receipt and sufficiency of which is hereby acknowledged.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth

Returned at Counter

THE GRANTEE ACCEPTS THE REAL ESTATE IN "AS IS" CONDITION AND WHERE PRESENTLY LOCATED INCLUDING ANY IMPROVEMENTS, STRUCTURES, EASEMENTS, OR ENCUMBRANCES. THE GRANTOR MAKES NO REPRESENTATION ABOUT THE SUITABILITY OF THE REAL ESTATE FOR A PARTICULAR PURPOSE OR THE CONDITIONS THEREIN. THE GRANTEE HAS HAD AN OPPORTUNITY FOR DUE DILIGENCE AND IS PURCHASING THIS PROPERTY BASED ON GRANTEE'S JUDGMENT AND INQUIRY.

on this deed.

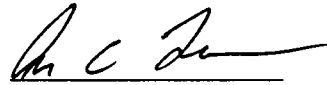
The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

Dated this 16 day of MARCH, 2022.

Signed in the presence of:

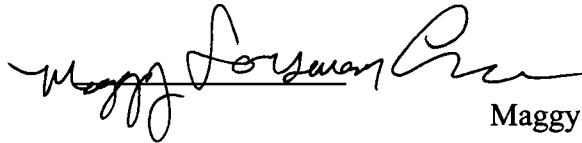
Signature

Name



Andrew C.

Forsman



Maggy Mae

Forsman Landrum

Grantor Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Lake

On this 16 day of March, 2022, before me, C.R. Boardman, ^{notary} Public, personally appeared Andrew C. Forsman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that ~~he~~/she executed the same in ~~his~~/her authorized capacity, and that by ~~his~~/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C.R. Boardman
Notary Public



C.R. BOARDMAN
(print name)

Grantor Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Lake

On this 16 day of March, 2022, before me, C.R. Boardman, ^{Notary} Public, personally appeared Maggy Mae Forsman Landrum, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C.R. Boardman
Notary Public



C.R. BOARDMAN
(print name)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITOR OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.